

IT IS HEREBY ADJUDGED
and DECREED this is SO
ORDERED.



Dated: May 07, 2010

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2 P.A.
3 **2525 EAST CAMELBACK ROAD**
4 **SUITE 300**
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10-08992

10 **IN THE UNITED STATES BANKRUPTCY COURT**
11 **FOR THE DISTRICT OF ARIZONA**

12 IN RE:

13 Jose M. Hernandez, Jr. and Cheryl A. Hernandez
14 Debtors.

15 CitiMortgage, Inc.
16 Movant,

17 vs.

18 Jose M. Hernandez, Jr. and Cheryl A. Hernandez,
19 Debtors, Maureen Gaughan, Trustee.

20 Respondents.

No. 2:10-bk-06265-SSC

Chapter 7

ORDER

(Related to Docket #9)

21
22 Movant's Motion for Relief from the Automatic Stay and Notice along with the form of proposed
23 Order Lifting Stay, having been duly served upon Respondents, Respondents' counsel and Trustee, if any,
24 and no objection having been received, and good cause appearing therefore,

25 IT IS HEREBY ORDERED that all stays and injunctions, including the automatic stays imposed

26

1 by U.S. Bankruptcy Code 362(a) are hereby vacated as to Movant with respect to that certain real
2 property which is the subject of a Deed of Trust dated August 13, 2007 and recorded in the office of the
3 Maricopa County Recorder wherein CitiMortgage, Inc. is the current beneficiary and Jose M. Hernandez,
4 Jr. and Cheryl A. Hernandez have an interest in, further described as:

5 LOT 332, KEMPTON CROSSING, ACCORDING TO BOOK 483 OF MAPS, PAGE 48,
RECORDS OF MARICOPA COUNTY, ARIZONA.

6 EXCEPT ALL GAS, OIL, METALS AND MINERAL RIGHTS AS RESERVED IN PATENT
FROM THE STATE OF ARIZONA RECORDED IN BOOK 172 OF DEEDS, PAGE 455.

7 A.P.N.: 303-71-506

8 IT IS FURTHER ORDERED that Movant may contact the Debtors by telephone or written
9 correspondence regarding a potential Forbearance Agreement, Loan Modification, Refinance
10 Agreement, or other Loan Workout/Loss Mitigation Agreement, and may enter into such agreement
11 with Debtors. However, Movant may not enforce, or threaten to enforce, any personal liability against
12 Debtors if Debtors' personal liability is discharged in this bankruptcy case.

13 IT IS FURTHER ORDERED that this Order shall remain in effect in any bankruptcy chapter
14 to which the Debtor may convert.